Department of Defense
Real Property Inventory (RPI) Initiative

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What is Real Property

- **Real Property is:**
  - Land
  - Improvements to Land (Facilities)
    - o Buildings
    - o Structures
    - o Network Facilities (Utilities, Roads, Rail, etc.)
      - Linear
      - Non-Linear

Scope of DoD Real Property

- **2.4M Military and civilian employees who live, work and recreate at I&E's worldwide military bases**
- **$43B$^+$/Year in expenditures for:**
  - Facility sustainment, restoration, modernization and services ($19B)
  - Base operating services ($17B)
  - Family housing ($4B)
  - Environmental services ($3B)
- **$620B$^+$ in Real Property Assets**
  - 2.3 B square feet of buildings
  - 30 M acres
  - 6,700 sites worldwide
- **300 IT Systems … and Counting**

I&E Domain Capabilities

- **The I&E Domain Architecture will address the following capabilities:**
  - Real Property Management:
    - o Real Property Inventory
    - o Real Estate Administration (Leasing, etc.)
    - o Space Management (Facilities, Utilization)
    - o Engineering Management
    - o Construction Projects
    - o Real Property Planning
    - o Housing Management
    - o Maintenance & Operations
  - Environment, Safety and Occupational Health
    - o Clean-up/Restoration
    - o Compliance and Monitoring
    - o Pollution Prevention
    - o Conservation
    - o Safety and Occupational/Environmental Health
  - Base Operations and Services
    - o Base Operations and Services

Current State of Affairs

- **August 2001, DoD study found that DoD real property inventory data is:**
  - Incompatible across the Defense components
  - Inaccessible to key users
  - Inaccurate and incomplete, necessitating the application of complex and inefficient business rules to use the data
- **Audit reports state that DoD can not properly account for and report real property**
  - Unreliable or unauditable valuations and asset information
  - Lack of integration of financial and property systems

Real Property Inventory (RPI) BPR

- **The Real Property Inventory BPR will:**
  - Present a holistic view of the entire RPI requirement
  - Focus on the physical, legal and financial characteristics of the property and present the "To-Be" real property inventory concept for DoD to include:
    - o Core data elements and definitions
    - o Business rules
    - o Process model
    - o Data management strategy
    - o Proposed policy changes
    - o Link RPI & Environmental requirements
    - o Enable geospatial functions

RPI BPR Approach

- **Conduct workshops with DoD Services/Agencies to:**
  - Propose physical, financial and legal attributes of real property as the cornerstone data required for real property management across the Department
  - Emphasis was the establishment of standard requirements to foster a common approach for the way forward
- **Transition planning:**
  - Perform the Analysis of Alternatives, informed by the IT Systems Technical Health Assessment, to determine the cost, timing, or phasing required to implement the requirements
  - Develop performance measures that assist with assessing the health and effectiveness of inventory processes

Key Enabling Concept - RPUID

- **The real property unique identifier (RPUID) is a means of permanently and uniquely identifying land, building, or other real property assets to enable:**

  - Standardization of the identification of real property information throughout the Department of Defense (DoD)

  - Improved accountability by allowing all financial obligations and physical changes to real property to be tracked over the life of the real property asset

Key Concepts

- **All systems utilizing real property information will use the RPUID, creating a standardized method of real property identification and data access from systems across the DoD**

- **The RPUID is created when legal interest in the real property asset is acquired by the DoD**

- **A RPUID will be required for all existing real property assets that are under the custody and control of the DoD**

- **The RPUID and associated asset record(s) will be archived when DoD relinquishes legal interest**

Proposed Scheme

- **The proposed scheme for the RPUID that fits the needs of the Department of Defense for real property provides for:**
  - A non-intelligent unique identifier assigned to the real property asset, not the organization, owner or manager
  - The RPUID will be used to support parent-child relationships and audit trails within and between DoD databases supporting real property data. For example,
    - o Multiple buildings and structures can be referenced to a site
    - o Modules of a linear asset (roads, utility distribution systems) can be a subset of the complete Network Facilities.

This scheme is consistent with the Federal Geographic Data Committee, Facility Location and Identification Standard of October 1999.
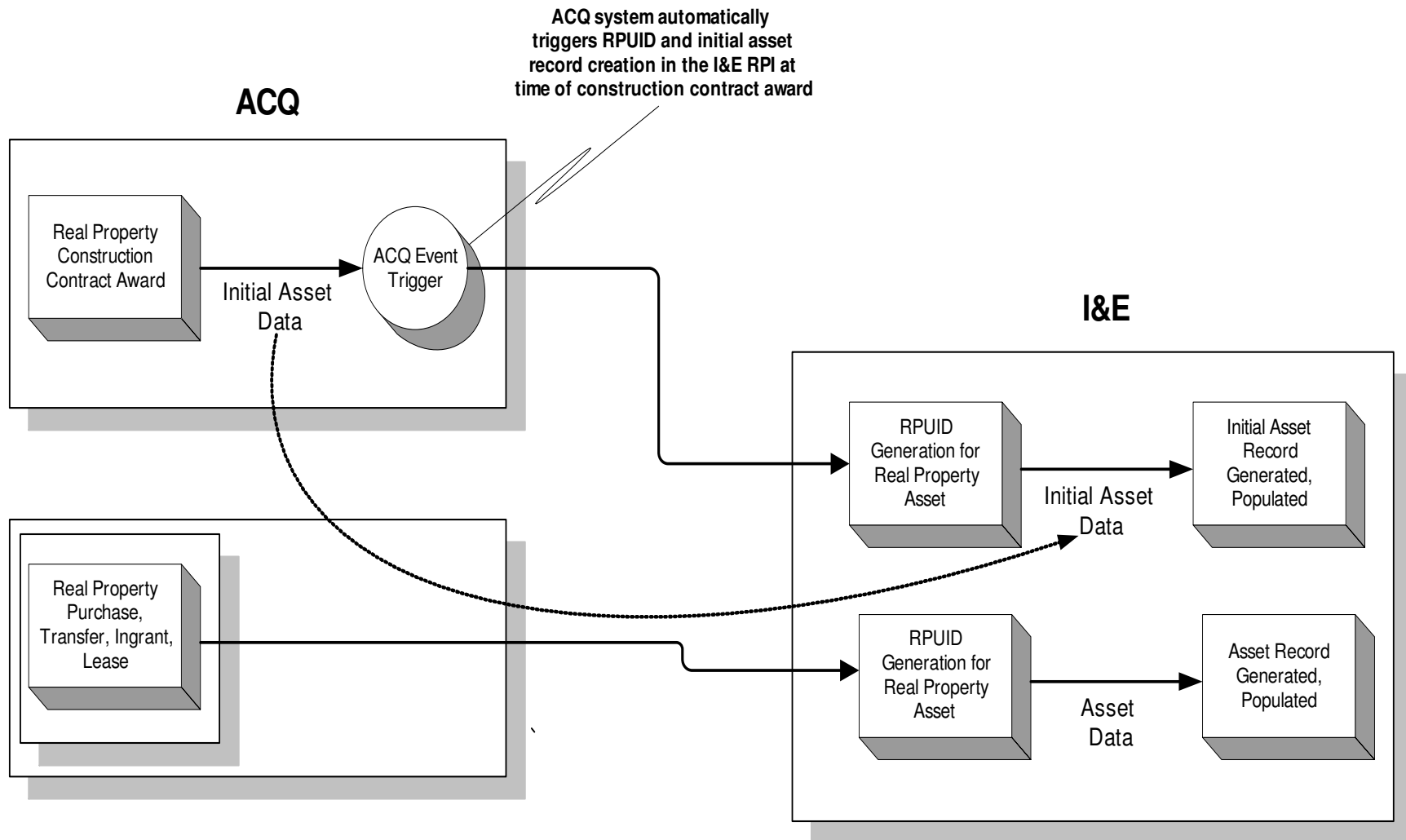
Proposed Assignment and Maintenance

- **Events that trigger the assignment of a RPUID:**
  - Award of initial real property acquisition contract
  - Transfer of a real property asset under DoD ownership
  - Beginning of a lease contract or occupancy for leased and rental space
  - Asset is permitted from another government agency
  - Licensing agreement is executed
  - Status Of Forces Agreement (SOFA) is negotiated and signed
  - Easement is negotiated and signed
- **An RPUID will never be used to identify an asset other than the that to which it was first assigned.**

"To be" RPUID and Asset Record Creation

ACQ system automatically triggers RPUID and initial asset record creation in the I&E RPI at time of construction contract award

ACQ

Real Property Construction Contract Award

Initial Asset Data

ACQ Event Trigger

I&E

RPUID Generation for Real Property Asset

Initial Asset Data

Initial Asset Record Generated, Populated

Real Property Purchase, Transfer, Ingrant, Lease

RPUID Generation for Real Property Asset

Asset Data

Asset Record Generated, Populated

Conceptual RPI Logical Data Model